



CITY OF MORGAN HILL
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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PLANNING COMMISSIONERS

Wayne Tanda, Chair	Susan Koepp-Baker, Commissioner
Joseph H. Mueller, Vice Chair	John Liegl, Commissioner
Robert E. Escobar, Commissioner	John Moniz, Commissioner
Nancy K. Hart, Commissioner	

PLANNING COMMISSION MEETING

FEBRUARY 9, 2010

**CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA**

REGULAR MEETING - 7:00 P.M.

***** A G E N D A *****

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes*

PLANNING COMMISSION AGENDA

FEBRUARY 9, 2010

PAGE 2

DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

ORDERS OF THE DAY

MINUTES: January 26, 2010

PUBLIC HEARINGS:

- 1) **10 Minutes** **SUBDIVISION, SD-09-02/DEVELOPMENT AGREEMENT, DA-09-02/DEVELOPMENT SCHEDULE, DS-09-02: CLAYTON-O'BRIEN:** A request for the approval of a tentative map for the subdivision and development agreement for an approximately 3.6 acre parcel into seven parcels for residential development. The project is located on Clayton Ave, north of Peebles Ave. A Negative Declaration is proposed. (APN 726-48-012)

Recommendation: Open the public hearing.

- 2) **100 Minutes** **GENERAL PLAN AMENDMENT, GPA-09-09: CITY OF MORGAN HILL CIRCULATION ELEMENT UPDATE GPA & RELATED ZONING CODE SECTION 18.48.125 AMENDMENT, AND CONSIDERATION OF FINAL ENVIRONMENTAL IMPACT REPORT (EIR):** The proposed Circulation Element GPA Element identifies planned local roadway improvements necessary to provide capacity for projected increases in traffic through 2030, and proposes a Tiered Level of Service (LOS) Policy Amendment and a new "Smart Growth" transportation planning goal and policies.

Recommendation: Open the public hearing. Recommend to the City Council that it certify the Final EIR, and adopt the proposed Circulation Element General Plan Amendment and Zoning Code Amendment.

- 3) **15 Minutes** **ZONING CODE AMENDMENT, ZA-09-04: CITY OF MORGAN HILL PROPOSED AMENDMENTS OF CHAPTER 18.43, SEISMIC COMBINING DISTRICT, AND CHAPTER 18.45, GEOLOGIC COMBINING DISTRICT:** Amendments are proposed in order to update the seismic and geologic regulations of the City to better reflect State law and to clarify city standards applicable in areas subject to seismic and geologic hazards. Negative Declaration.

Recommendation: Open the public hearing. Recommend to the City Council that it adopt the Negative Declaration and the proposed zoning code amendments of Chapters 18.43 and 18.45.

PLANNING COMMISSION AGENDA

FEBRUARY 9, 2010

PAGE 3

- 4) 10 Minutes [ZONING AMENDMENT, ZA-09-12: CITY OF MORGAN HILL ZONING TEXT AMENDMENTS:](#) Amendment to Chapters 18.02 and 18.74 of the Morgan Hill Municipal Code, amending the public notice and public hearing requirement for design permits and major modification of design permits, and amending Chapter 18.54 of the Municipal Code, eliminating the requirement for a temporary use permit for model home complexes for residential subdivisions.

Recommendation: Re-open the public hearing/Adopt Resolution recommending approval of the Zoning Text Amendments.

TENTATIVE AGENDA FOR THE FEBRUARY 23, 2010 MEETING:

- DAA-04-08E(SD-04-16/DSA-07-06C/MP-02-03): Tilton-Glenrock
- AP-09-01: Campoli-Cox
- Award and Distribution of RDCS allotments

ANNOUNCEMENTS

CITY COUNCIL REPORTS

ADJOURNMENT

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.

PLANNING COMMISSION AGENDA

FEBRUARY 9, 2010

PAGE 4

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.

NOTICE

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act that are distributed to a majority of the Planning Commission less than 72 hours prior to an open session, will be made available for public inspection at the Office of the City Clerk at Morgan Hill City Hall located at 17555 Peak Avenue, Morgan Hill, CA, 95037 at the same time that the public records are distributed or made available to the Planning Commission. (Pursuant to Government Code 54957.5)